

Notice of Preparation

TO: _____ FROM: City of Long Beach

Division of Planning and Building
333 Ocean Boulevard, 7th Floor
Long Beach, CA 90802

**Subject: Notice of Preparation of a
Draft Environmental Impact Report**

Project Title: Press-Telegram Mixed Use Development

Project Sponsor: City of Long Beach, Division of Planning and Building

The City of Long Beach will be the Lead Agency for preparation of an Environmental Impact Report (EIR) on the Press-Telegram Mixed Use Development project. The project proposal calls for construction of 542 residential units in two high-rise towers. A four- to eight story podium would surround both the towers and the general perimeter of the site. Both towers would be 22 stories and 250 feet in height. The project would also include 13,000 square feet of ground floor commercial space and 1,084 on-site parking spaces in a new parking structure consisting of four above-ground levels and three subterranean levels. The approximately 2.5 acre project site is located at 604 Pine Avenue and encompasses one full downtown block (bisected by Tribune Court, an alley) which is bordered on the east by Locust Avenue, on the north by 7th Street, on the west by Pine Avenue, and on the south by 6th Street. The existing façade of the Meeker Building (also known as the Baker Building), a City-designated historic landmark located on the southeast corner of 7th Street and Pine Avenue, and portions of the existing interior of the Press-Telegram Building and its façade, would be preserved and restored to their respective original conditions. Primary vehicular access to the project would be taken from Locust Avenue and 7th Street.

The project site is located in the Downtown Mixed Use District of the Downtown Planned Development District (PD-30). Entitlements being requested include a zoning ordinance amendment, site plan review, tentative subdivision map, and standards variance. The zoning ordinance amendment is requested to change zoning height and density limitations in the downtown mixed-use district, which currently allows 75 units per acre and a maximum height of 100 feet. The proposed project would have a density of approximately 217 units per acre and a height of 250 feet. The standards variance is requested to allow for less than the required number of parking spaces.

The City of Long Beach invites your comments as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Some state and local agencies may need to use the EIR prepared by our agency when considering your permit or other approval of certain aspects of the project.

Probable environmental effects in the issue areas of aesthetics, shadows, light and glare, air quality (including wind tunneling), historic resources, geology/soils, hazards/hazardous materials, land use/planning, noise, population/housing, public services, transportation/traffic and utilities/service systems have been identified in the Initial Study. Additional

information related to the project description, location, and the anticipated environmental effects are included in Initial Study, which is attached herewith.

Contact Person. Please send your comments concerning the scope of the environmental review to *Craig Chalfant, Environmental Planner*, at the address shown above. Mr. Chalfant can be reached at (562) 570-6368.

Scoping Meeting. The City of Long Beach, in its role as a lead agency, will hold a public scoping meeting to provide an opportunity for the public and for representatives of public agencies to address the scope of the Environmental Impact Report. The Scoping Meeting for the Environmental Impact Report for the Press-Telegram Mixed Use Development project is scheduled for **Thursday, April 13, at 6:30 p.m.** at the following address:

**First Congregational Church, Patterson Hall
241 Cedar Avenue
Long Beach CA 90802**

Thirty-Day Comment Period: Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. The Notice of Preparation/Initial Study comment period begins on Wednesday, March 29th, 2006 and ends on Thursday, April 27th, 2006.

Please send your comments by regular mail, email or fax to:

**Angela Reynolds
Environmental Officer
City of Long Beach
Division of Planning and Building
333 Ocean Boulevard, 7th Floor
Long Beach, CA 90802**

Fax: (562) 570-6068

Email: Angela_Reynolds@longbeach.gov

Date: Thursday, April 13, 2006

Signature _____

Title Environmental Officer

Telephone (562) 570-6555

INITIAL STUDY

Project Title:	Press-Telegram Mixed Use Development
Lead Agency:	City of Long Beach Division of Planning and Building 333 West Ocean Boulevard, 7 th Floor Long Beach, CA 90802
Contact Person:	Craig Chalfant, Environmental Planner Telephone: (562) 570-6368 FAX: (562) 570-6068
Project Location:	The project site is located at 604 Pine Avenue in the City of Long Beach, Los Angeles County, California, encompassing a full city block bounded by Pine Avenue, East 7 th Street, Locust Avenue, and East 6 th Street.
Project Sponsor's Name and Address:	October 5 Development Contact: Jim Brophy 100 West Broadway Avenue, Suite 205 Long Beach, CA 90802 (562) 435-1255
Existing Land Use:	Office and commercial buildings, including the Press-Telegram Building and Meeker Building (also known as the Baker Building), and surface parking lot.
General Plan and Zoning:	Downtown Planned Development District (PD-30), Downtown Mixed-Use Planning District.
Surrounding Land Uses:	The site is bordered to the north, east, and west by the Downtown Mixed-Use District, and to the south by the Downtown Core District. Both of these Districts are part of the Downtown Planned Development District (PD-30), and are built out with a variety of commercial and residential uses in buildings generally ranging from one to four stories.



DESCRIPTION OF PROJECT

The proposed project involves the development of 542 residential units and 13,000 square feet of ground floor commercial space on an approximately 2.5-acre site in the City of Long Beach. The project site is located at 604 Pine Avenue, and encompasses one full downtown block bordered to the east by Locust Avenue, to the west by Pine Avenue, to the north by 7th Street and to the south by 6th Street, and bisected by Tribune Court, an alley. The project location is illustrated on Figures 1 through 3 on pages 26 through 28. The project includes construction of two mixed-use high-rise towers, both 22 stories and 250 feet in height. A four- to eight story podium would surround both the towers and the general perimeter of the site. Approximately 1,084 on-site parking spaces would be provided in a new parking structure consisting of four above-ground levels and three below-ground levels. Vehicular access to the site would be taken from Locust Avenue and 7th Street. The existing façade of the Meeker building, a City-designated historic landmark, and portions of the existing interior and façade of the Press-Telegram Building, a potentially historic building, would be preserved and incorporated into the proposed project.

Entitlements being requested include a zoning ordinance amendment, site plan review, tentative subdivision map, and standards variance. The zoning ordinance amendment is requested to change zoning height and density limitations in the downtown mixed-use district, which currently allows 75 units per acre and a maximum height of 100 feet. The proposed project would have a density of approximately 217 units per acre and a height of 250 feet. The standards variance is requested to allow for less than the required number of parking spaces.

PUBLIC AGENCIES WHOSE APPROVAL WILL BE REQUIRED FOR SUBSEQUENT ACTION:

- City of Long Beach Planning Commission
- Long Beach City Council

ENVIRONMENTAL FACTORS AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Hazards and Hazardous Materials	<input checked="" type="checkbox"/> Public Services
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hydrology and Water Quality	<input checked="" type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Land Use and Planning	<input checked="" type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Energy and Mineral Resources	<input checked="" type="checkbox"/> Utilities and Service Systems
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Mandatory Findings of Significance
<input checked="" type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Population and Housing	

DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☒ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “potentially significant impact” or “potentially significant unless mitigated.” An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potential significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Angela Reynolds, AICP, Environmental Officer
City of Long Beach, Department of Planning and Building

Date



Environmental Checklist

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

- Aesthetics
- Land Use and Planning
- Agriculture Resources
- Mineral Resources
- Air Quality
- Noise
- Biological Resources
- Population and Housing
- Cultural Resources
- Public Services
- Geology and Soils
- Recreation
- Hazards and Hazardous Materials
- Shadows
- Transportation/Traffic
- Hydrology and Water Quality
- Utilities and Service Systems

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines*, as amended, and used by the City of Long Beach in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Potentially Significant Impact Unless Mitigated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The development could have impacts, which may be considered significant, and therefore additional analysis is required to identify mitigation measures that could reduce potentially significant impacts to less than significant levels.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. <u>AESTHETICS</u> -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a-b. The project site is located approximately one mile from the Pacific Ocean and is not located along a designated scenic corridor. The project site lacks important scenic resources, as it is currently developed with commercial buildings and surface parking lot in a highly urbanized area. The project is not expected to block views of offsite scenic resources such as the Pacific Ocean, as they are not visible from public viewing areas near the site. Therefore, development of the project would not affect any scenic vistas or scenic resources and **further analysis of these issues in an EIR is not warranted.**

c. The new construction would change the massing and context of the existing buildings on the site, as well as introducing contemporary styles and materials to a site characterized primarily by architecture from the 1920s and 1930s. This would change the visual character of the site.

Development of the proposed project would change the visual condition of the site through partial demolition of the existing structures and the construction of a new high-rise development (defined as 100 feet and above) much taller than the existing buildings. The project would also fill in surface parking and alley areas that are currently not occupied by structures. Although the site is urbanized, the proposed project represents a change in the type of development on the site, and would introduce a new scale of development to the immediate neighborhood, as it would be the first high-rise development proposed in the north downtown area. **This issue will be further analyzed in the EIR.**

Finally, because the proposed project would be substantially taller than most buildings in the immediate project vicinity, it would cast shadows on many of the surrounding properties, including residences, which would vary seasonally and with time of day. Residences to the north of the site are particularly likely to be shaded by the new structure. **This issue will be further analyzed in the EIR.** The analysis will include shadow modeling to illustrate the effect of building height and massing.

The changes described above would represent a potentially significant impact to the existing visual character or quality of the site and its surroundings. Accordingly, **these issues will be further analyzed in an EIR.**

d. Development of the proposed project would create new sources of lighting and glare on the project site, due largely to the increased height and scale of development as well as the change in character to a more modern design and mostly residential use. Although development would be expected to comply with City lighting standards, lighting and glare could create potentially significant impacts to adjacent land uses because of the departure from the scale of existing development on and around the project site. Therefore, **the issue of light and glare will be further analyzed in an EIR.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. <u>AGRICULTURAL RESOURCES</u> -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c. The project site is located in a highly developed urbanized area in the Downtown Planned Development District of Long Beach, on a site that is entirely developed with structures and surface parking. Project development would not convert farmland, conflict with agricultural zoning or have the potential to result in the loss or conversion of farmland to non-agricultural use. There would be no impact and **further analysis in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III. <u>AIR QUALITY</u> -- Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	■	□	□	□
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	■	□	□	□
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	■	□	□	□
d) Expose sensitive receptors to substantial pollutant concentrations?	□	■	□	□
e) Create objectionable odors affecting a substantial number of people?	□	□	■	□

a-d. Construction activity on the project site would result in temporary air quality impacts due to the generation of fugitive dust (PM₁₀) and exhaust emissions associated with heavy construction vehicles. Construction of the project would also involve partial demolition of the existing commercial buildings, which, due to its age, may have been constructed with asbestos-containing materials. The primary source of long-term emissions would be vehicles driven by future residents as well as future commercial-component customers. Other sources of operational emissions include stationary and area source emissions, such as the consumption of natural gas and the use of landscape maintenance equipment. Development associated with the proposed project could also result in increased carbon monoxide concentrations on congested roadways, as well as possible “wind tunnel” effects associated with construction of high-rise towers in an area where few currently exist. Because project-generated emissions could potentially exceed South Coast Air Quality Management District (SCAQMD) thresholds or otherwise be potentially significant, **these issues will be analyzed in an EIR**, and mitigation measures will be provided, including adherence to the City’s regulations pertaining to air quality (Chapter 8.64 of the Municipal Code), to minimize future project-specific air quality impacts.

e. Construction activities would result in odors resulting from the use of construction equipment. However, construction activities would be temporary and would not result in significant odor impacts, particularly as the project would be required to adhere to the City’s regulations pertaining to air quality (Chapter 8.64 of the Municipal Code). The proposed residential use of the property would not generate objectionable odors during normal



operations, and the project would comply with City requirements applicable to maintenance of trash areas to minimize potential odors. Therefore, impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. <u>BIOLOGICAL RESOURCES</u> -- Would the project:				
a) Have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d. The project site is in an urbanized area and lacks sensitive animal species or associated habitat. Although the Pacific Ocean is located approximately one mile from the project site and the Los Angeles River is located approximately 0.7 miles from the site, there are no existing



waterways connecting the site to the ocean or other surface water body. The project does not involve development in a federally protected wetland and does not involve improvements that would impair or interrupt hydrological flow into a wetland. No impact related to movement of fish or wildlife species or migration corridors would occur. Therefore, the project would not result in impacts to animal or vegetative species or habitats and **further analysis in an EIR is not warranted.**

e, f. The project site is within an urbanized area that is not subject to any habitat conservation plan, natural communities conservation plan, or local policy or ordinance relating to biological resource protection. Therefore, the proposed project would not conflict with any biological resource policy or ordinance and **further analysis of this issue in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. <u>CULTURAL RESOURCES</u> -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. The project site is currently developed with two historic or potentially historic buildings: the Press-Telegram Building, constructed in 1923, and the Meeker Building (also known as the Baker Building), constructed in 1924. The Press-Telegram Building is designed in the Art Deco style, and is associated with the production of the city's primary newspaper of record since the 1920s. The Meeker Building, which is designated by the City of Long Beach as a historical landmark, is designed in the Renaissance Revival style and still exhibits elements of that style, including decorative brick and tile work, arched openings, medallions and friezes. Although the applicant proposes to retain the façade of the Meeker Building as well as portions of the façade and interior of the Press-Telegram Building, the majority of the interior of the residential and commercial uses would be demolished to accommodate proposed new structures and underground parking. As a result, impacts to historic resources would be potentially significant. Therefore, **the issue of historic resources will be further analyzed in an EIR**, and mitigation measures will be provided, including adherence to the City's regulations pertaining to historic resources contained in Chapter 16.52 of the Municipal Code, as warranted, to minimize impacts.

b, d. The project site is located within an urbanized area and has been subject to extensive disturbance over the years due to previous development; thus, any surficial archaeological resources or human remains that may have been present at one time have likely been previously disturbed. However, the potential does exist for previously unknown resources or remains to be damaged during demolition and site preparation, particularly where excavation for the underground parking would occur. Potential impacts to previously unknown resources are mitigable; however, with standard mitigation measures and procedures to be followed if resources or remains are discovered during grading and site preparation. **These mitigation measures will be included in the cultural resources section of the EIR.**

c. The project would not affect any known unique geological features. Impacts would be less than significant and **further analysis of this issue in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. <u>GEOLOGY AND SOILS</u> - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. <u>GEOLOGY AND SOILS</u> - Would the project:				
alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d. The proposed project has the potential to expose people or structures to substantial adverse effects relating to geology and soils. Therefore, **these issues will be further evaluated in an EIR**. A geotechnical evaluation of the proposed project will be conducted to evaluate the locations of known active or potentially active faults, and the potential for impacts relating to seismicity, liquefaction, slope instability, expansive soils, subsidence, and soil erosion. Mitigation measures, including adherence to the City's Earthquake Hazard Regulations (Chapter 18.68 of the Municipal Code), will be provided for identified significant impacts.

e. The proposed development would be connected to the City sewer system and would not use on-site septic systems for wastewater treatment. No impacts would occur and further analysis in an EIR is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII. <u>HAZARDS AND HAZARDOUS MATERIALS</u> - Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project in the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c. The proposed residential/commercial project would not involve the transport, use, or disposal of substantial quantities of hazardous materials and would not introduce any unusual hazardous materials to the area. As discussed above (Section III, *Air Quality*), construction of the project would involve partial demolition of the commercial structures, which, due to their age, may contain asbestos and lead-based paints and materials. The removal of any asbestos-containing materials would be required to comply with all applicable existing rules and regulations, including SCAQMD Rule 1403 (Asbestos Demolition and Renovation Activities). In addition, the proposed project would have to comply with California Occupational Safety and Health Administration (CalOSHA) regulations regarding lead-based materials. The California Code of Regulations, §1532.1, require testing, monitoring, containment, and disposal of lead-based materials such that exposure levels do not exceed CalOSHA standards. Nevertheless, in order to more fully evaluate the potential for significant impacts, **this issue will be assessed further in an EIR**. Mitigation measures, including adherence to the City's regulations pertaining to hazardous materials and waste (Chapters 8.85 through 8.88 of the Municipal Code), will be provided for identified significant impacts.

d. The proposed project is in a highly urbanized area with historical industrial activity that could have resulted in soil and/or groundwater contamination. Therefore, **this impact will be analyzed in an EIR**. A Phase I Environmental Site Assessment (ESA) will be conducted to examine the potential for hazardous materials to be present on the site. Mitigation measures,



including adherence to the City's regulations pertaining to hazardous materials and waste, will be provided for identified significant impacts.

e, f. The project site is not located in the vicinity of any public or private airstrips. Significant airport safety hazards are not anticipated and **further analysis in an EIR is not warranted**.

g. The ability for emergency services to access and serve the site **will be addressed in the EIR**. Please see the discussion in Section XIII, Public Services, below.

h. The project site is in an urbanized area that is not subject to wildland fire hazards. **Further analysis of this issue in an EIR is not warranted**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. <u>HYDROLOGY AND WATER QUALITY</u> -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	■	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. <u>HYDROLOGY AND WATER QUALITY</u> -- Would the project:				
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

a. The proposed project involves the partial demolition of existing structures and the construction of two high-rise towers. Because the site is currently developed with commercial structures and a surface parking lot, the proposed project would not substantially increase the area covered by impervious surfaces. Therefore, the amount of surface runoff would remain relatively unaltered. In addition, the proposed project would be required to comply with all state and federal requirements pertaining to preservation of water quality and reduction of runoff to offsite areas, including Best Management Practices (BMPs) and the implementation of a Standard Urban Storm Water Mitigation Plan (SUSMP). Finally, earthwork for project construction would involve greater than one acre of land, and therefore would require a National Pollutant Discharge Elimination System (NPDES) permit. Compliance with the NPDES program and other applicable standards would reduce impacts relating to water quality standards to a less than significant level. **Further analysis in an EIR is not warranted.**

b. The project site is entirely developed with structures and paving. As discussed above, the proposed project would not substantially increase the amount of impervious surfaces on-site. However, the proposed mixed-use development would result in a net increase in water demand due to the intensification of development proposed. Although the majority of the City's water supply consists of imported water purchased from the Metropolitan Water District of Southern California (MWD), approximately 38% is extracted from the local basin (Long Beach Water Department, February 21, 2006). Thus, the proposed project may contribute to a decrease in groundwater recharge and/or groundwater supplies. **These issues will be discussed further in the public services section of an EIR.** The analysis will include the preparation of a water supply assessment pursuant to Senate Bill (SB) 610. SB 610 requires large development projects in California to assess the adequacy of the anticipated water supply to serve the project.



c. Because the site is currently developed with commercial structures and a surface parking lot, the proposed project would not increase the area covered by impervious surfaces. Therefore, the amount of surface runoff would remain unaltered. The drainage pattern of the project site would not change substantially. However, site clearing, grading, and compaction of soil necessary for project construction has the potential to result in discharge of sediment and temporary water quality impacts. The proposed project would occur on greater than one acre of land, and therefore would require a National Pollutant Discharge Elimination System (NPDES) permit. Compliance with the NPDES program would ensure less than significant project impacts related to RWQCB water quality standards. Standard construction practices and adherence to federal, state, and local requirements for the control of erosion and stormwater runoff would reduce impacts relating to erosion and siltation to a less than significant level. **Further analysis of this issue in an EIR is not warranted.**

d. Please refer to the discussion of Item c, above. Because the proposed project would not increase on-site impervious surfaces, project runoff would not result in significant flooding on- or off-site. **Further analysis of this issue in an EIR is not warranted.**

e. Please refer to the discussion of Item c, above. Because the proposed project would not increase on-site impervious surfaces, the proposed project is not expected to contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The proposed project would result in less than significant impacts related to the construction of new storm water drainage facilities or expansion of existing facilities. **Further analysis of this issue in an EIR is not warranted.**

f. Please refer to the discussion of Item c, above. The proposed project is not expected to substantially degrade water quality. **Further analysis of this issue in an EIR is not warranted.**

g, h. According to the Long Beach Public Safety Element (1975), the project site is located outside the 100-year flood zone. Therefore, no significant flood impacts are anticipated and **further analysis in an EIR is not warranted.**

i, j. There are no dams or levees located within the vicinity of the project site; thus, there is no potential for flooding due to dam failure. The project site is not located near any landlocked water; therefore, impacts from seiches would not occur. The project site is located approximately one mile from the Pacific Ocean and would not be inundated by a tsunami (General Plan Public Safety Element, 1975). Therefore, no impacts from dam or levee failures, seiches, or tsunamis are anticipated and **further analysis of these issues in and EIR is not warranted.**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	-----------



IX. LAND USE AND PLANNING - Would the proposal:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with an applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. The proposed project involves the development of an existing city block. The project would not physically divide an established community. No impacts would result and **further analysis of this issue in an EIR is not warranted.**

b. Implementation of the proposed project would require a zoning ordinance amendment to increase the maximum allowable height and residential densities in the Downtown Mixed-Use District (from 100 feet and 75 dwelling units per acre to 250 feet and 217 units per acre). Because changes in the land use designations on the site are needed, the project has the potential to conflict with policies contained in the local and regional planning guides. Therefore, land use compatibility and the project's consistency with applicable local and regional policies **will be further analyzed in an EIR.**

c. The proposed project would not conflict with an adopted habitat conservation plan or natural communities conservation plan. No impacts would occur and **further analysis of this issue in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
X. ENERGY AND MINERAL RESOURCES-- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



- a. Oil is the primary mineral resource within the City of Long Beach. The site is not currently used for oil extraction, nor is that the proposed use. No impacts to mineral resources are anticipated in this regard, and **further analysis in an EIR is not warranted**.
- b. Development of the proposed project would not result in the loss of the availability of a known mineral resource that would be of value locally, regionally, or to the State. Therefore, no impacts to mineral resources are anticipated and **further analysis in an EIR is not warranted**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XI. NOISE - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A project will normally have a significant effect on the environment related to noise if it will increase substantially the ambient noise levels of adjoining areas or conflict with adopted environmental plans and goals of the community in which it is located. The City of Long Beach has adopted the State of California noise guidelines established by the Office of Noise Control and State Government Code Section 65302 (g). A noise level of 65 dBA CNEL is used as the standard for the maximum allowable noise level in a residential area and for other noise-sensitive uses.



In addition to the State noise guidelines, the City of Long Beach has adopted a quantitative Noise Control Ordinance, No. C-5371 Long Beach 1978 (Municipal Code, Chapter 8.8). The ordinance establishes maximum permissible hourly noise levels (L_{50}) for different districts throughout the City. The City's Noise Control Ordinance also governs the time of day that construction work can be performed.

a-d. Construction activity associated with development of the proposed project would create temporary noise level increases. The grading/excavation phase of project construction tends to create the highest noise levels because of the operation of heavy equipment and the use of heavy equipment that has the potential to generate groundborne vibration and groundborne noise. Noise levels associated with heavy equipment typically range from about 78 to 88 dBA at 50 feet from the source (US EPA, 1971). Operation of this equipment could generate noise levels onsite and at adjacent receptor locations that are above ambient levels and that could exceed applicable noise standards.

Noise associated with operation of the project would be consistent with those typical of a mixed-use residential building, such as music, conversations, doors slamming, and children playing. Since parking would be located underground or enclosed within the upper-level parking levels, vehicle-related noise such as car doors slamming, engines starting, and car alarms going off would not be audible outside of the buildings. The commercial component of the proposed project would produce noise associated with loading and deliveries. These noises may conflict with residential uses.

The proposed project would also result in an increase in overall traffic on area roadways, including the existing noise sources of Locust Avenue, Pine Avenue, 6th Street, and 7th Street. Implementation of the proposed project may significantly increase ambient noise levels in the project area above current conditions.

Noise associated with temporary construction activity and long-term project operation will be analyzed in detail in an EIR. Mitigation, including adherence to the City's Noise Ordinance, will be recommended for identified significant impacts.

e, f. The project site is not in the vicinity of any public or private airport. Therefore, significant impacts relating to aircraft noise are not anticipated and **further analysis in an EIR is not warranted.**

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	-----------

XII. POPULATION AND HOUSING – Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. <u>POPULATION AND HOUSING</u> – Would the project:				
proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. The proposed project would involve the partial demolition of the Press-Telegram office building and the construction of two high-rise towers containing 542 residential units. Based on the City average of 2.77 people per household (U.S. Census Bureau: State and County Quick Facts, January 2006), the residential component of the project would generate a net increase of approximately 1,501 residents. Given the City's estimated population of 491,564 people (California Department of Finance, *California Statistical Abstract*, January 2006), the population generated by the proposed project would represent an increase of approximately 0.3%. However, because the proposed project requires a zoning ordinance amendment to permit higher residential densities (from 75 units per acre to 217 units per acre), the population generated by the proposed project was not previously anticipated. **Therefore, potential impacts relating to population growth will be evaluated in an EIR.**

b, c. Implementation of the proposed project would not displace any housing or people, as the site is currently used for commercial and industrial space and not for residential purposes. **Further analysis of these issues in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIII. <u>PUBLIC SERVICES</u>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIII. <u>PUBLIC SERVICES</u>				
performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a (i-iv). The proposed project would incrementally increase the demand for public services due to the increase in the residential population at the project site. As discussed under Item XII, *Population and Housing*, the proposed project would result add 542 dwelling units and approximately 1,501 residents. Because the project requires a zoning ordinance amendment to allow for this number of dwelling units, this increase would exceed that anticipated for the area. Thus, project implementation could significantly affect public services. **Potential impacts relating to fire and police protection, schools, and parks will be further evaluated in an EIR.**

v. The proposed project would not adversely affect any services other than those described above. **Further analysis of other public facilities in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIV. <u>RECREATION</u> –				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a, b. The proposed project would add 542 dwelling units and approximately 1,501 residents and would therefore increase the demand for recreational facilities in the area. Although the payment of applicable park impact fees may reduce this impact, potential **recreation impacts will be further analyzed in an EIR** and mitigation will be recommended for identified significant impacts.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XV. TRANSPORTATION / TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible use (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a, b. The proposed project would generate an increase in vehicle trips to and from the site. Project-generated trips would have the potential to adversely affect traffic levels of service on adjacent roadways. **This issue will be further evaluated in an EIR.** The traffic analysis will evaluate the project's potential to create significant impacts relating to traffic, circulation, parking, and access. Mitigation measures will be provided if necessary.

c. The project would not necessitate any change in air traffic patterns. **Further analysis of this issue in an EIR is not warranted.**



d. The proposed project would not involve the construction of new roadways, nor would it reconfigure existing roadways. Impacts related to design feature hazards would be less than significant and **further analysis of this issue in an EIR is not warranted.**

e. Emergency access to the site is provided via four roadways: Locust Avenue, Pine Avenue, 6th Street, and 7th Street. Although an on-site alley (Tribune Court) would be removed as a result of the propose project, current use of this alley is generally limited to the property owners and their patrons. All plans for development would be subject to the review of the City of Long Beach Fire Department for compliance with fire and emergency access standards. Pursuant to compliance with Long Beach Fire Department requirements, impacts related to emergency access would be less than significant. **Further analysis of this issue in an EIR is not warranted.**

f. The proposed project includes a standards variance request to permit less than the required number of parking spaces. The amount of parking provided could therefore be insufficient to meet project-generated demand. **Parking impacts will be evaluated in an EIR,** and mitigation measures will be provided for identified significant impacts.

g. No conflicts with adopted policies supporting alternative transportation modes such as bus facilities and bicycle access/parking are anticipated to occur. The proposed project involves the development of residential and commercial uses in a mixed-use development within walking distance of downtown services and other commercial and employment centers. The project site is also in close proximity to existing public transportation including several bus routes and the downtown Metro light rail station. **Further analysis of this issue in an EIR is not warranted.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a, b, e. The proposed project would intensify development on the project site and would therefore increase the generation of wastewater. To determine whether the existing wastewater conveyance infrastructure and treatment plant have sufficient available capacity to accommodate wastewater from the proposed development, **these issues will be further analyzed in an EIR.**

c. Because the site is currently entirely developed with structures and surface parking, the proposed project would not increase the area covered by impervious surfaces. Therefore, the amount of surface runoff would remain unaltered and the proposed project would be required to comply with all regulatory requirements pertaining to storm water runoff. **Further analysis of this issue in an EIR is not warranted.**

d. The proposed project would increase the demand for water in the City. To determine whether or not water supplies and infrastructure are adequate to serve the proposed development, **this issue will be further analyzed in an EIR.** The analysis will include the preparation of a water supply assessment pursuant to Senate Bill 610. As discussed in Section VIII *Hydrology and Water Quality*, SB 610 requires large development projects in California to assess the adequacy of the anticipated water supply to serve the project. Mitigation measures will be provided for identified significant impacts.

f, g. Development of the proposed project would increase the amount of solid waste generated within the City. Compliance with State waste diversion requirements and the potential effects of the increase in solid waste generation on regional landfill capacity **will be further evaluated in an EIR** and waste reduction measures will be recommended for identified significant impacts.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE –				
a) Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Additional analysis of potential project impacts on historical resources will be included in the EIR (refer to Item V, <i>Cultural Resources</i>).				
b. Review of cumulative impacts for each issue area that has been identified as potentially significant will be included in the EIR .				
c. The proposed project has the potential to create environmental effects that could significantly affect human health or safety (refer to Items III, <i>Air Quality</i> , and VII, <i>Hazards and Hazardous Materials</i> . These issues will be studied further in an EIR.				

References

California Department of Finance, *California Statistical Abstract*, January 2006.

City of Long Beach General Plan, Housing Element, 2001.

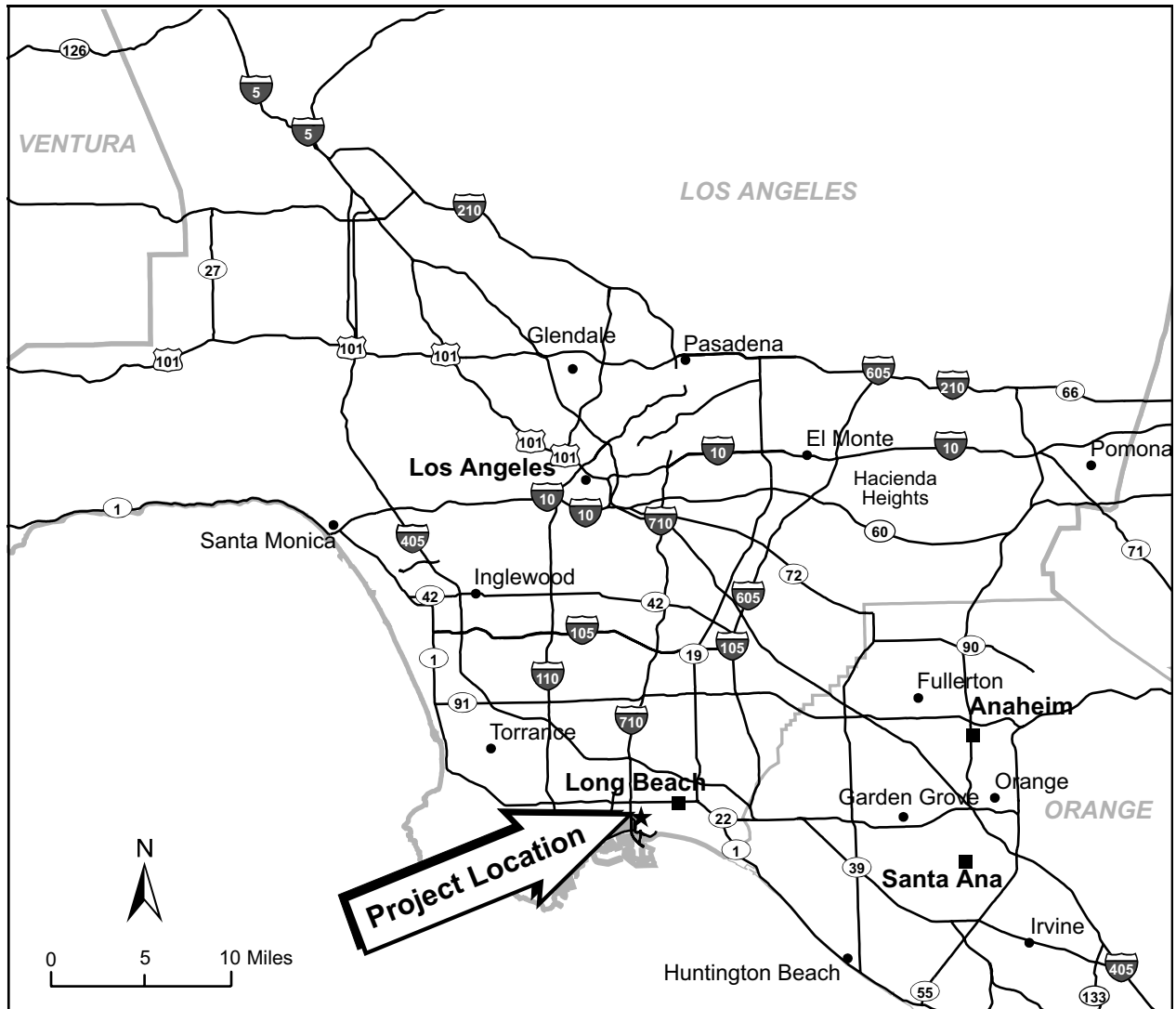
City of Long Beach General Plan, Public Safety Element, 1975.

City of Long Beach Zoning Ordinance, Downtown Planned Development District (PD-30), 2005.

Long Beach Water Department Website. Accessed February 21, 2006.
<<http://www.lbwater.org/>>.

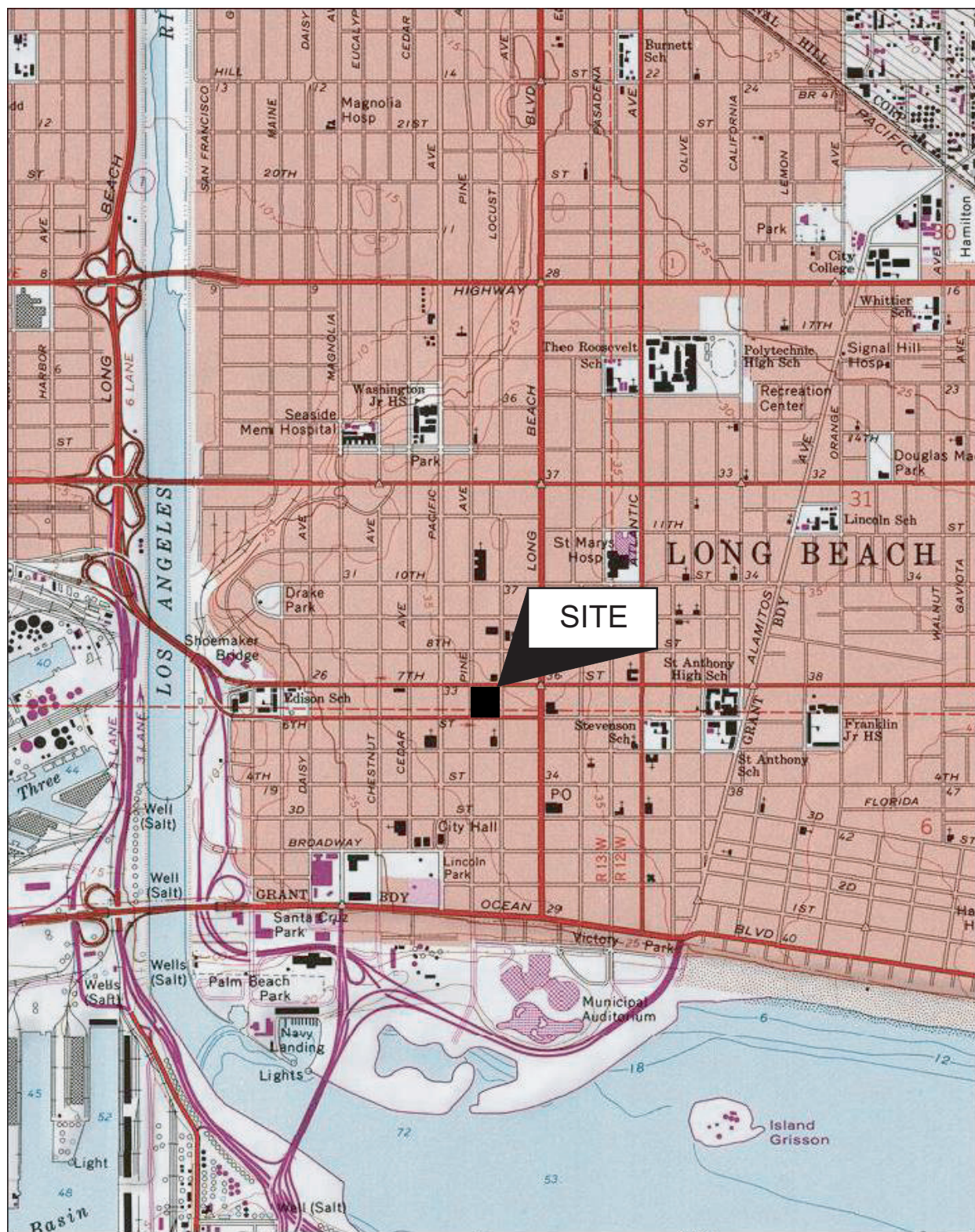
U.S. Census Bureau, State and County Quick Facts. Accessed February 21, 2006.
<<http://quickfacts.census.gov/qfd/states/06/0643000.html>>.

U.S. Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances, 1971.

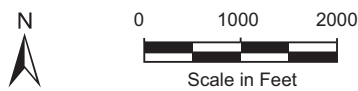


Regional Vicinity

Figure 1



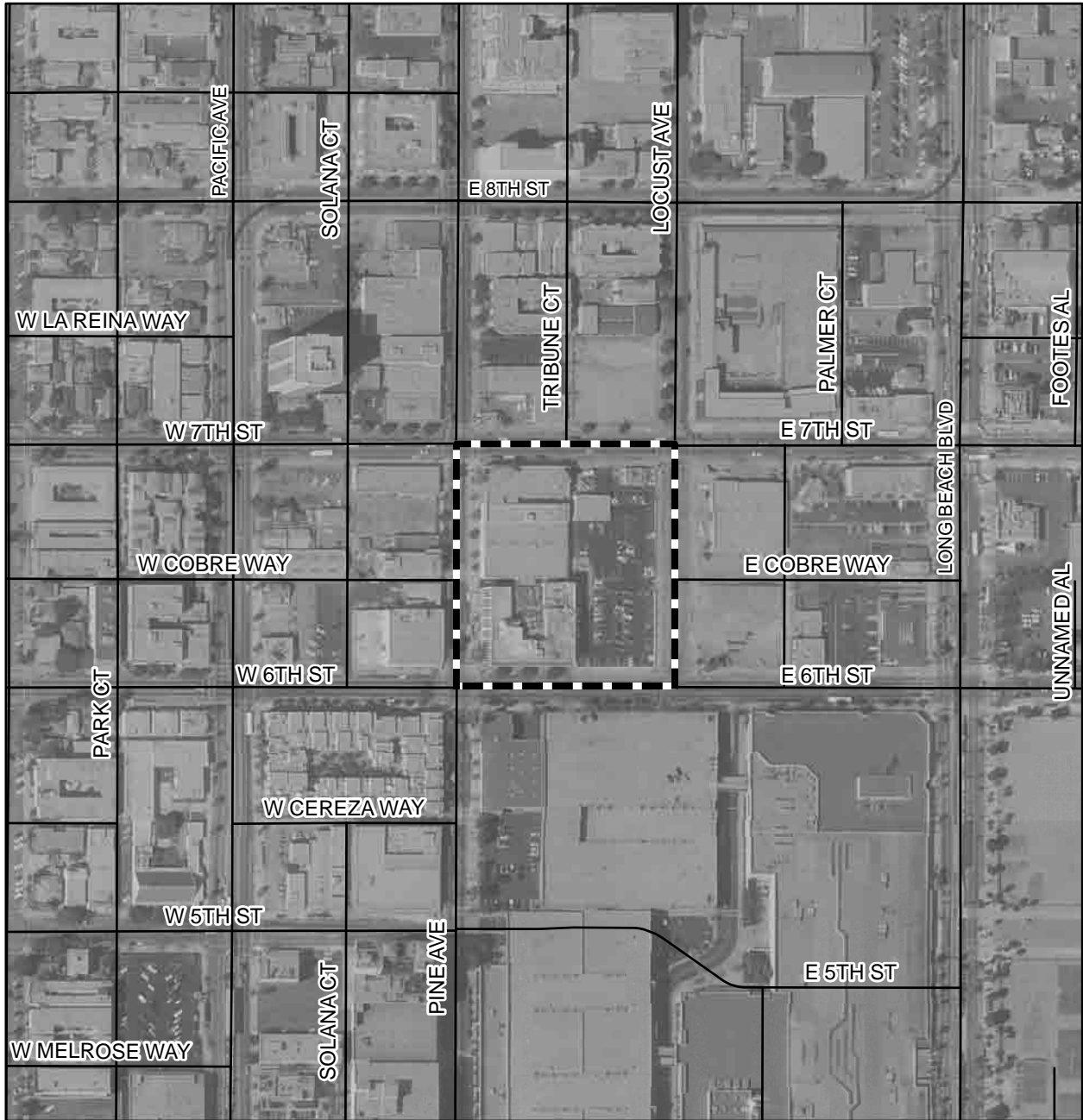
Source: National Geographic TOPOI, 2001, Long Beach 1981



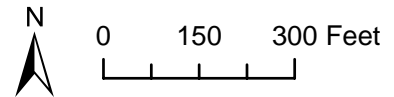
Project Location

Figure 2

City of Long Beach



Source: City of Long Beach



Site Boundary

Figure 3
City of Long Beach